



END CAP AVAILABLE – PRIME LOCATION!

NEC of Roscoe Blvd. + Haskell Ave. – North Hills

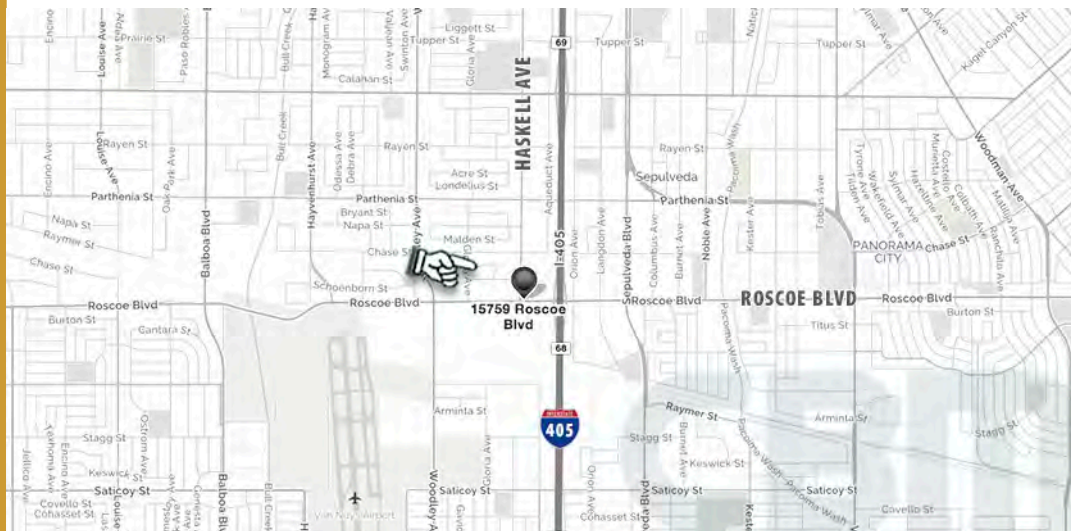
FEATURES...

- ± 1,100 sq ft end cap available; may be combined with ± 900 sq ft adjoining unit for a total of ± 2,000 sq ft
- Excellent retail location
- High vehicle and pedestrian traffic
- Adjacent to the Anheuser-Busch plant and its high daytime employment
- Excellent location neighbored by national tenants, including Subway, Tommy's, Galpin Auto Group, Home Depot and Denny's

AREA AMENITIES...

- Easy access from the 405 Freeway
- Signalized intersection
- Monument signage
- 3-mile average HH income: \$67,502
- 3-mile population: 310,987 people

**15759 ROSCOE BOULEVARD
NORTH HILLS, CA 91343**



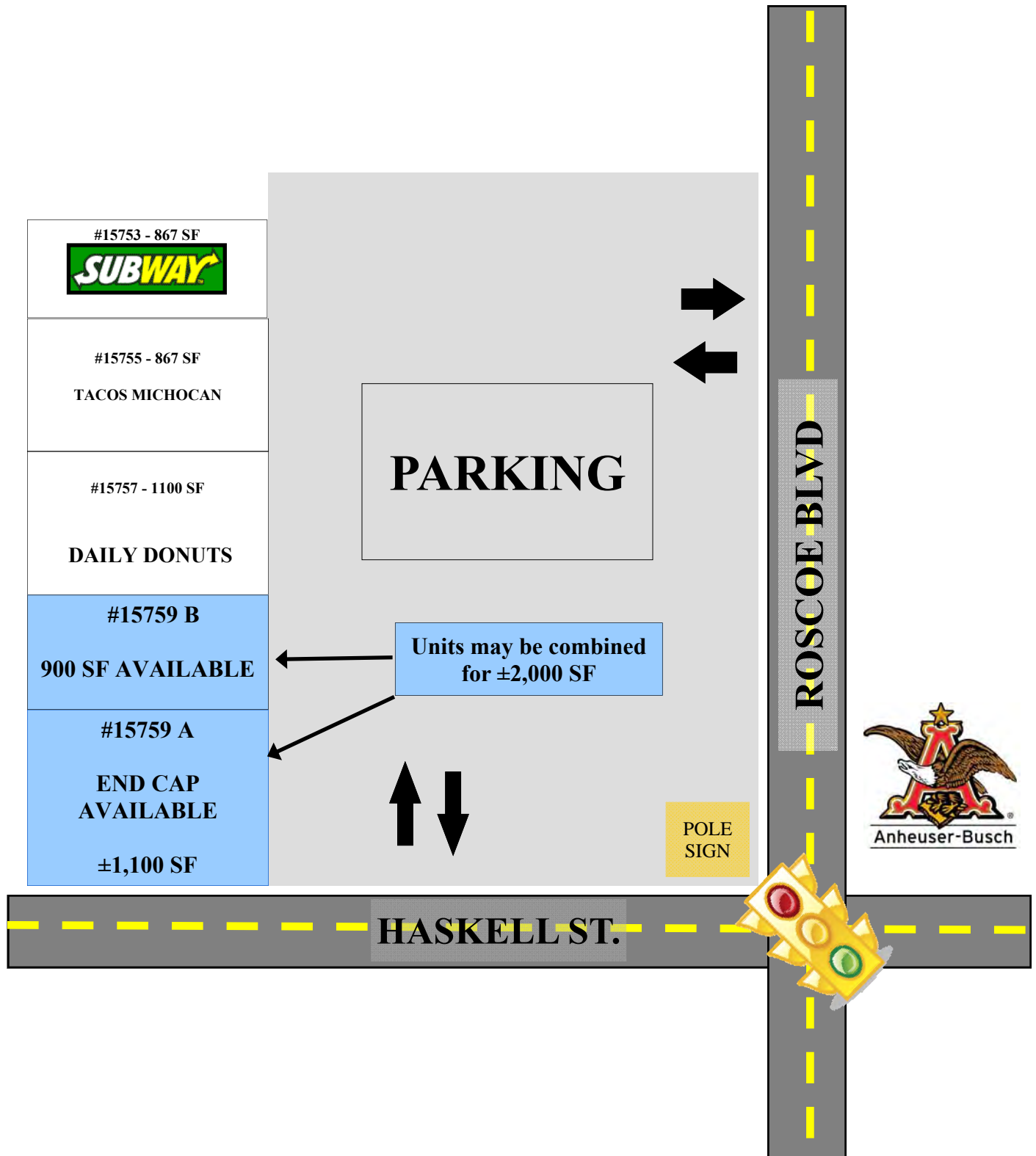
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SITE PLAN



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ADDITIONAL PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	34,908	310,987	754,083
Female Population	48.71%	49.72%	50.34%
Male Population	51.29%	50.28%	49.66%
Population Density	11,110	10,997	9,599
Population Median Age	28.9	33.1	34.6
Employed Civilian Population 16+	14,580	140,107	345,143
% White Collar	34.8%	45.6%	53.6%
% Blue Collar	65.2%	54.4%	46.4%
Total Employees	11,813	79,193	229,334
Total Establishments*	1,203	9,182	29,870
Population Growth 2000-2010	1.31%	3.43%	4.67%
Population Growth 2015B-2020	1.15%	1.57%	1.89%
Income: 2015B			
Average Household Income	\$56,094	\$67,502	\$75,041
Median Household Income	\$38,359	\$46,980	\$51,751
Per Capita Income	\$14,953	\$19,991	\$23,861
Avg Income Growth 2000-2010	34.24%	35.29%	37.41%
Avg Income Growth 2015B-2020	16.57%	17.25%	17.32%
Households: 2015B			
Households	9,195	91,398	238,152
Average Household Size	3.77	3.36	3.11
Hhld Growth 2000-2010	0.34%	0.56%	2.58%
Hhld Growth 2015B-2020	1.66%	1.86%	2.26%
Housing Units: 2015B			
Occupied Units	9,195	91,398	238,152
% Occupied Units	96.84%	97.74%	97.76%
% Vacant Housing Units	3.16%	2.26%	2.24%
Owner Occ Housing Growth 2000-2010	-4.68%	-0.20%	0.36%
Owner Occ Housing Growth 2000-2020	-4.68%	2.12%	2.18%
Owner Occ Housing Growth 2015B-2020	-0.17%	1.18%	1.30%
Occ Housing Growth 2000-2010	0.34%	0.56%	2.58%
Occ Housing Growth 2010-2020	6.29%	6.30%	7.06%
Occ Housing Growth 2015B-2020	1.66%	1.86%	2.26%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	0.89%	0.74%	0.68%
% Asian Population	9.15%	11.66%	10.88%
% Black Population	3.82%	4.18%	4.08%
% Hawaiian or Pacific Islander Population	0.18%	0.15%	0.14%
% Multirace Population	5.50%	4.97%	5.00%
% Other Race Population	39.72%	30.28%	25.98%
% White Population	40.74%	48.03%	53.24%
% Hispanic Population	76.25%	63.61%	55.38%
% Non Hispanic Population	23.75%	36.39%	44.62%